



UPTOWN COMMUNITY PLAN UPDATE ZONING CODE CHANGES

Included as part of the Uptown Community Plan Update process the Mid-City Planned District Ordinance (MCPDO) and West Lewis Street Planned District zoning regulations are being rescinded and the Community Plan land uses will be implemented through the Citywide Land Development Code (LDC) zoning.

In 2000, the City's development regulations went through a major revision, and the Planned District Ordinances (PDO's) were used to help guide the creation of the development standards for residential and commercial uses contained in the LDC. Part of the intent of the LDC update was the phase out PDO's and use citywide zoning to implement community plans, which would happen as part of the community plan update process.

As part of the Uptown Community Plan Update process, the change from PDO to Citywide zoning will be included in the documents that will be presented to the City Council for approval, including the zoning map for residential, commercial, and open space (See web link to the zoning code matrix).

Community Plan Implementation Overlay Zoning (CPIOZ)

In the June 2015, the draft Uptown community plan was distributed for public review. As part of that draft there was CPIOZ language included for some uses and development regulations. Language was included in the Land Use Element as well as the Implementation Chapter.

Since the release of the draft document, Planning Department and Development Services Department staff have conducted a thorough analysis and review of each CPIOZ regulation, and have determined that the Citywide residential and commercial base zones achieve the intent of the urban design policies, as a result CPIOZ is only being utilized to regulate specific building heights in the community. These height limits would supersede the maximum structure height for the applicable base zones within CPIOZ A which allows building height limits by right (ministerial approval) and CPIOZ B which allows building height limits with public review (discretionary review) through a Process 3 Site Development Permit (See web link to the Community Plan Implementation Overlay Zone maps).

Draft Zoning Changes

As part of the documents that will be presented to the City Council for approval, code changes to the Neighborhood and Community Commercial citywide zones will be included. These changes are based upon input received as part of the community plan update process. The code changes are as follow:

- Add an Artisan Food and Beverage Producer as a separately regulated use in Chapter 14.
- Chapter 13 Neighborhood Commercial (CN) Use Tables:
 - Permit Visitor Accommodations in CN zones
 - Add Artisan Food and Beverage Producer under Industrial Separately Regulated as a Neighborhood Use Permit in the CN-1 zones
- Chapter 13 Community Commercial (CC) Use Tables:



- Permit Museums in CC-3 zones
 - Add Artisan Food and Beverage Producer under Industrial Separately Regulated Use as a Limited Use in all CC zones.
- Chapter 13 CN-Zones Development Regulations:
 - Change Maximum Front Setback to 5 feet.
- Chapter 13 CC Development Regulations:
 - In the CC-3-4 and CC-3-6 thru CC-3-9 zones: change Maximum Front Setback to 5 feet.
- Revise Section 131.0543 –Setback Requirements for Commercial Zones.
- Revise Section 131.0556 – Parking Lot Orientation to require parking for sites under 100,000 be behind buildings.